

**CITY OF FRISCO, TEXAS
CITY COUNCIL
AND PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING MINUTES
SEPTEMBER 30, 2003**

This is to certify that:

The City of Frisco City Council and Planning and Zoning Commission met in a Special Called Session in the Council Chambers located at 8750 McKinney Road, Frisco, Texas on September 30, 2003. The Meeting was called to order at 7:05 p.m.

Those representing the Council were: Mayor Simpson, Mayor Pro-Tem Maso, Deputy Mayor Pro-Tem Lafata, Council member Felker, Council member West, Council member Allen and Council member Joyner.

Those representing the Planning & Zoning Commission were: Scott Seifert, Philip Lotspeich, John Hamilton, GERALYN Kaminsky and Jerry Sanders. Absent were: Steve Hulsey, and Fred Pascarelli

Those representing staff were: City Manager George Purefoy, Deputy City Manager Henry Hill, Assistant City Manager Scott Young, Director of Engineering Cissy Sylo, City Attorney Richard Abernathy, Director of Communication and Media Relations Dana Baird-Hanks, City Secretary Nan Parker, Planning & Zoning Director John Lettelleir, Zoning and Subdivision Administrator Scott Ingalls, Comprehensive and Environmental Administrator Jeff Witt, and Senior Planner Mike Walker.

REPORT FROM PLANNING STAFF - regarding the possible amendment of the Comprehensive Plan's Future Land Use Plan for the area generally bounded by Main Street to the north, Legacy Drive to the east and Stonebrook Parkway to the south and Teel Parkway to the west. The property is currently shown as IT on the Master Plan. Planning was asking for guidance to amend the Comprehensive Plan to allow for residential uses. Jeff Miles of Jones & Boyd presented a concept of smaller homes and lots, office/retail opportunities. Mr. Miles stated that in the Planned Development they would create a 30-acre lake on the property nearest Shoals Drive. He stated that he envisioned a development similar to Homestead homes, closer to the sidewalks with streetscape between the sidewalk and curb.

Some of the council members and P&Z members voiced concerns of changing the Master Plan to allow for residential could lead to the loss of a "Legacy Park" type area in

the vicinity. The general consensus, although not a majority, was to leave the plan as it currently exists.

Council member Allen asked that they all consider the 170 acres on the southwest belonging to the Pearson Family. The council and P&Z members did not vote, but they did not appear to be in favor of the amendment of the Plan. Van Nichols stated that he is representing the Pearson Family and that they have already submitted a rezoning request that will be coming before both respective bodies.

Following discussion, there was not a vote on amendment of the Comprehensive Master Plan.

REPORT FROM PLANNING STAFF - Discussion regarding the Council's policy regarding rezoning Agricultural zoned property to residential and future request for Multi-family zoning. The general consensus of the Council and the P&Z was to allow 2.5 units per acre out of the AG zoning for residential, however density of greater than 2.5 would be considered if the project had elements that they feel are beneficial to the community.

PLANNING AND ZONING COMMISSION – Adjourned at this time (10:40 p.m.)

RECESS INTO CLOSED SESSION – Council member Joyner moved that the City Council recess into Closed Session. Deputy Mayor Pro-Tem Lafata seconded the Motion. Motion carried. Vote: 6-0.

Mayor Simpson announced the Council was in Closed Session at 10:40 p.m. as authorized by Section 551.001 et.seq, the Texas Government Code, to wit:

- a) Section 551.087. Discussion of economic development for the area bounded by Eldorado Parkway to the north, Preston Road to the east, Lebanon Road to the south and FM 423 to the west.
- b) Section 551.071. Consultation with City Attorney regarding:
 - i. Pending litigation: Cause No. 366-02724-03, City of Frisco, Texas v. Harris Wayne Kirk and River Ranch Educational Charities, and the 366 District Court.
 - ii. City's underground utilities ordinance.
 - iii.

RECONVENE INTO REGULAR SESSION - Deputy Mayor Pro-Tem Lafata moved to reconvene into Regular Session at 11:45 p.m. Council member West seconded the Motion. Motion carried. Vote: 6-0.

ACTION AS A RESULT OF THE CLOSED SESSION - Council member Allen moved to authorize Mr. Purefoy to sign the Agreed Judgment therein establishing a permanent injunction on "Ghost Ranch" after December 31, 2003. Deputy Mayor Pro-Tem Lafata seconded the Motion. Motion carried. Vote: 6-0.

ADJOURN – There being no additional business, the meeting was adjourned at 12:00 a.m.

E. Michael Simpson, Mayor

ATTEST:

Nan Parker, City Secretary